

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, June 12, 2014 – 7:00 p.m.
MEETING ROOM #135 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 5/22/14**

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**
 - b. **457 Federal Rd**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 5/12/14; Zoning Board of Appeals 6/2/14; Planning Commission 5/15/14; Zoning Sub-Committee**
 - b. **Legal Briefings for Building Inspectors: May 2014**
 - c. **Clearscapes Newsletter: Spring 2014**
 - d. **CT Federation of Planning & Zoning Agencies Quarterly Newsletter: Spring 2014**
 - e. **Letter from R. Papenfuss to the Zoning Commission & Planning Commission dated 06/04/14**

4. **Public Hearing 7:30 p.m.**
 - a. **Proposed Regulation Change #201400362:** Section 242-202: Definition of "Structure"
 - b. **Proposed Regulation Change #201400367:** Section 242-202: Definition of "Setback"
 - c. **Proposed Regulation Change #201400368:** Section 242-202: Definition "Commercial Vehicles"; Section 242-305F: Off Street Parking & Loading [Commercial Vehicles in Residential Zones]; Section 242-401A(2)(g) – Permitted Uses in Residential Zones [Customary Home Occupation]

5. **Continued Public Hearing: No continued hearings**

6. **Old Business:**
 - a. **Aquifer Protection Agency meeting schedule & Agenda Items:**

7. **New Business:**
 - a. **203 Grays Bridge Road (Grays Bridge Farm & Earth Products) #201400356:** Site Plan Modification to move the location of materials on site and move the location of 1 Hoophouse (*dec date 7/31/14*)
 1. Explanation sheet for "Modification Plan Dated May 31, 2014 for the Property Location at 203 Grays Bridge Rd"
 2. "GIS Map of 203 Grays Bridge Rd" handed into Land Use 6/3/14
 - "Proposed Buffer Plantings – Option 1" dated 5/31/14
 - "Proposed Buffer Fence and Boulder Wall – Option 2" dated 5/31/14
 - "Drawing showing Option 1 and Option 2" dated 5/31/14
 3. Material Safety Data Sheet – handed into Land Use 6/3/14

 - b. **4 Elbow Hill Road (Echo Bay Marina) #201400429:** Site Plan Modification to add three more pass doors on North side of building; install a fire water containment tank that is 20,000 gallons; move retaining wall on the small building and add a small retaining wall on the northeast most pass door (*dec date 7/31/14*)
 1. Brochure on "Sanitary Sewer Pipe" (in file on cart)

2. Map Cover Sheet titled “Proposed Boat Storage” prepared by CCA, LLC dated 5/28/13 revised thru 3/3/14
 - “Site Plan” dated 5/24/13 revised thru 3/31/14 – sheet S1
 - “General Legend, Notes and Abbreviations” dated 5/24/13 revised thru 10/24/13 – sheet N1
 - “Notes & Details” dated 5/24/13 revised thru 9/3/13 – sheet N2
 - “Notes & Details” dated 5/24/13 revised thru 12/18/13 – sheet N3
 - “Sedimentation And Erosion control Plan” dated 12/7/05 – sheet ER01
 - “Landscape Plan” dated 5/24/13 revised thru 3/25/14 – sheet LS1
 - “Sanitary Sewer Plan & Profiles” dated 3/31/14 – sheet S1
 - “Sanitary Sewer Notes And Details” dated 5/28/13 revised thru 5/3/14 – sheets N4 & N5
 3. “Exterior Elevations” prepared by LPR Associates dated 12/16/13 revised 5/18/14 – sheet A3.1
- c. **474 Candlewood Lake Rd (Candlewood Bay Marina) #201400433:** Site Plan Modification for a Truck Kitchen – 7.5’ wide x 14’ long (22’ with cab) (*dec date 7/31/14*)
1. GIS map showing location of Food Truck with setbacks – handed into Land Use 5/23/14
- d. **58 & 60 Vale Road (Pharmco) #201400434:** Site Plan Modification for the following:
58 Vale Road – construct new railroad spur, associated fencing and processing tank.
60 Vale Road – construct railroad spur over parcel, associated security fence, expansion of concrete wall, and relocation of foundation (*dec date 7/31/14*)
1. Letter from Matthew R. Whitney, Esq., Housatonic Railroad Company to Frank Richards, VP Pharmco dated 2/10/14 Re: Rail Spur Expansion
 2. “Site Plan” map prepared by CCA, LLC dated 3/26/14 revised thru 4/24/14 – sheet C1
- e. **6 Chickadee Lane #201300079:** Request for final bond release of \$5,700.00
- f. **Proposed Zone Change for 19 & 23 Station Road #201400370:** Request for 19 & 23 Station Road which is currently in the Town Center District to include Incentive Housing District Overlay; Perimeter sub-zone.
- g. **204 Candlewood Lake Rd #201200635:** Request for first bond release of \$10,000.00
- h. **10 Huckleberry Hill Rd (YMCA) #201400444:** Site Plan Modification for a 12’ x 12’ wood storage shed with floor next to pool
1. GIS Map of pool area showing shed location.
- i. **115 Federal Rd (Tile America) #201400461:** Site Plan Modification for a roadside sign (*dec date 7/31/14*)
1. “Site Plan Map” prepared by DyMar Engineering dated 4/28/14 – sheet C-1
- j. **115 Federal Rd (Tile America) #201400463:** Illuminated 30’ foot Roadside Sign and a Directional Building sign of for “contractors entrance”
1. Drawing of Sign dated 4/15/14
 2. Lighting Schematics received in the Land Use Office on 06/05/14

3. Copy of approval letter from ZBA dated 6/4/14 for front setback variance
- k. **779 Federal Rd (Panchos & Gringos) #201400464:** Site Plan Modification for front elevation repairs and siding (*dec date 7/31/14*)
 1. Map titled “Proposed Renovations” prepared by Arch-Design Services dated 5/8/14 – sheet A-101
 - “Proposed Renovations to Panchos & Gringos Mexican Restaurant dated 5/8/14 – sheet A-100
 - “Site Plan” handed in 6/3/14
 - l. **10 Candlewood Acres Rd #201300765:** Request for final bond release \$2,900.00
 - m. **9 Stage Rd #201301155:** Request for final bond release of \$750.00
 - n. **227 Federal Rd (Buzaid Appliance) #201400465:** Illuminated 30 sq. ft. building sign
 1. Picture of sign on building with lighting information handed into Land Use 6/3/14
 - o. **434 Federal Road (Proposed FW Webb building) #201400480:** Design Review for new 27,350 square feet building & associated site amenities
 1. Letter from S. Sullivan of CCA to R. Blessey & the Zoning Commission dated 06/04/14 Re: Proposed FW Webb Building
 2. Project Report for Proposed FW Webb Building prepared for Green Leaf Construction by CCA, LLC dated 06/04/14
 3. Drainage Report for Proposed FW Webb Building prepared for Green Leaf Construction by CCA, LLC dated 06/04/14
 4. Plans prepared by CCA, LLC received in the Land Use Office on 06/05/14:
 - Cover Sheet – Proposed FW Webb Building, Lot 4 dated 06/04/14
 - Sheet N1 – General Legend, Notes and Abbreviations dated 05/30/14
 - Sheet 1 of 1 – Property & Topographic Survey Lot 4 dated 04/07/14
 - Sheet C1 – Layout & Materials Plan Lot 4 dated 06/04/14
 - Sheet C2 – Grading & Drainage Plan Lot 4 dated 06/04/14
 - Sheet C3 – Utilities Plan Lot 4 dated 06/04/14
 - Sheet C4 – Landscape Plan Lot 4 dated 06/04/14
 - Sheet C5 – Erosion Control Plan Lot 4 dated 06/04/14
 - Sheet C6 – Notes & Details Lot 4 dated 06/04/14
 - Sheet C7 – Notes & Details Lot 4 dated 06/04/14
 - Sheet C8 – Notes & Details Lot 4 dated 06/04/14
 - Sheet C9 – Notes & Details Lot 4 dated 06/04/14
 - Sheet E1 – Sedimentation & Erosion Control Plan dated 12/07/05
 5. Sheet SL-3 – Site Photometric Calculations Plan prepared by Apex Lighting Solutions dated 05/23/14, received in the Land Use Office on 06/05/14
 6. Plans prepared by Green Leaf Construction received in the Land Use Office on 06/05/14:
 - Exterior Elevations Plan dated 06/03/14
 - First Floor Plan dated 06/03/14
 - Second Floor Plan dated 06/03/14
 - Cross Sections Plan dated 06/03/14

- p. **857/857A Federal Road (Greene Acres Apartments) #201400481**: Site Plan/Design Review Modification for building architecture
 - 1. Letter from Vivie Lee of Do H. Chung and Partners to Town of Brookfield dated 06/05/14; received in the Land Use Office on 06/05/14
 - 2. Drawing of Building Architecture prepared by Do H. Chung and Partners dated 06/05/14; received in the Land Use Office on 06/06/14

- q. **Zoning Regulation Revisions**: Memo from K. Daniel, CDD and A. Dew, ZEO to Zoning Commission dated 6/4/14

8. Tabled Items:

9. Informal Discussion:

a.

10. Comments of Commissioners:

11. Adjourn:

****Next Regular Meeting Scheduled for June 26, 2014****